

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charleston Consortium State: WV

PJ's Total HOME Allocation Received: \$13,196,118 PJ's Size Grouping*: B

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	4		
Program Progress:							
% of Funds Committed	90.11 %	90.86 %	3	92.82 %	28	29	
% of Funds Disbursed	84.06 %	84.14 %	2	82.38 %	46	46	
Leveraging Ratio for Rental Activities	0	1.42	3	4.55	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	96.01 %	43.61 %	2	80.69 %	64	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.20 %	41.37 %	2	67.01 %	44	42	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	27.86 %	53.65 %	4	79.23 %	2	2	
% of 0-30% AMI Renters to All Renters***	20.00 %	32.12 %	2	44.47 %	10	11	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	82.14 %	85.40 %	3	93.93 %	9	9	
Overall Ranking:				In State:	2 / 4	Nationally: 8 12	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,429	\$12,883		\$24,984	140 Units	30.60 %	
Homebuyer Unit	\$25,998	\$15,813		\$14,192	312 Units	68.10 %	
Homeowner-Rehab Unit	\$7,317	\$24,591		\$20,036	6 Units	1.30 %	
TBRA Unit	\$0	\$313		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston Consortium WV

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$6,277	\$73,568	\$7,317
State:*	\$44,436	\$65,082	\$33,781
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	48.7	72.3	50.0	0.0
Black/African American:	49.6	25.7	50.0	0.0
Asian:	0.9	1.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.9	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	67.8	38.6	83.3	0.0
2 Persons:	20.0	22.5	0.0	0.0
3 Persons:	8.7	20.9	16.7	0.0
4 Persons:	1.7	13.5	0.0	0.0
5 Persons:	0.0	3.2	0.0	0.0
6 Persons:	1.7	1.3	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.0	41.8	16.7	0.0
Elderly:	32.2	3.9	0.0	0.0
Related/Single Parent:	27.0	28.9	66.7	0.0
Related/Two Parent:	0.0	21.5	0.0	0.0
Other:	0.9	3.9	16.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	95.7	0.0 [#]
HOME TBRA:	0.0	
Other:	4.3	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 134

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston Consortium



State: WV

Group Rank: 8
 (Percentile)

State Rank: 2 / 4 PJs

Overall Rank: 12
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.01	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	67.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	27.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	82.14	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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